



Larz Anderson Park



WELD

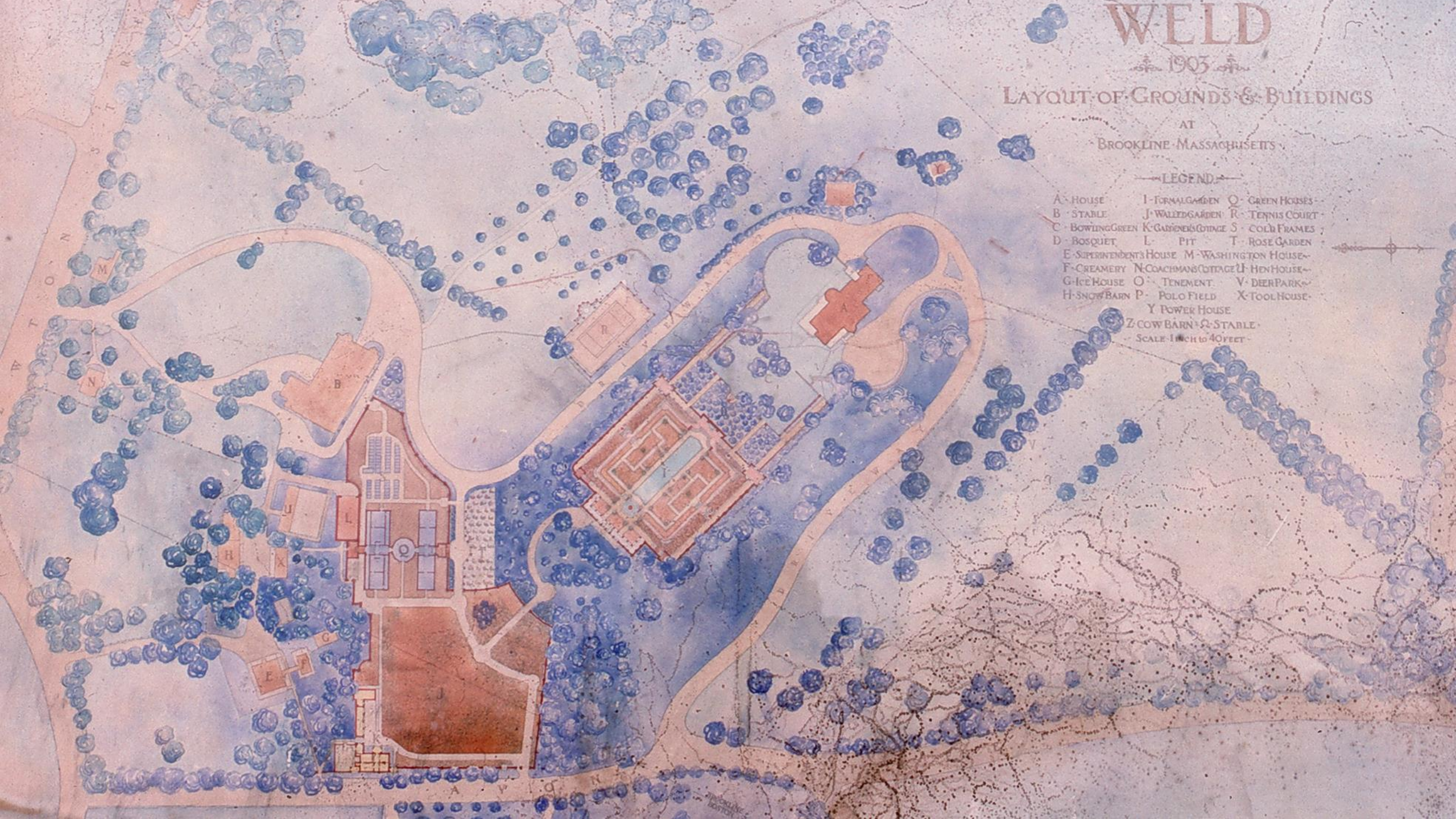
1903

LAYOUT OF GROUNDS & BUILDINGS

AT
BROOKLINE MASSACHUSETTS

LEGEND

- | | | |
|----------------------------|------------------------|------------------|
| A - HOUSE | I - FORMAL GARDEN | O - GREEN HOUSES |
| B - STABLE | J - WALLED GARDEN | R - TENNIS COURT |
| C - BOWLING GREEN | K - GARDEN'S COTTAGE | S - COLT FRAMES |
| D - BOSQUET | L - PIT | T - ROSE GARDEN |
| E - SUPERINTENDENT'S HOUSE | M - WASHINGTON HOUSE | |
| F - CREAMERY | N - COACHMAN'S COTTAGE | U - HEN HOUSE |
| G - ICE HOUSE | O - TENEMENT | V - DEER PARK |
| H - SNOW BARN | P - POLO FIELD | X - TOOL HOUSE |
| | Y - POWER HOUSE | |
| | Z - COW BARN | Q - STABLE |
- SCALE 1 INCH TO 40 FEET



An aerial photograph of a suburban area, showing a mix of residential houses, dense green trees, and a paved road that runs diagonally from the bottom left towards the top right. The image is in grayscale and serves as a background for the text.

JANUARY MEETING SUMMARY

Presentation of 3 options with variations on:

Direction of Travel

Parking lot configurations

Roadside parking configurations

Path alignments

JANUARY MEETING SUMMARY

Agreement on a one-way road system and narrower roadway

Agreement on no drop-off zone at the rink

Agreement that existing views to Museum are important

Agreement on parallel parking on downhill side to Avon Street

Agreement to look at parking options including expansion of existing lots and additional parallel parking

Larz Anderson Park 2016

Phase 1: 2016 Roadway, Pedestrian and Drainage Improvements

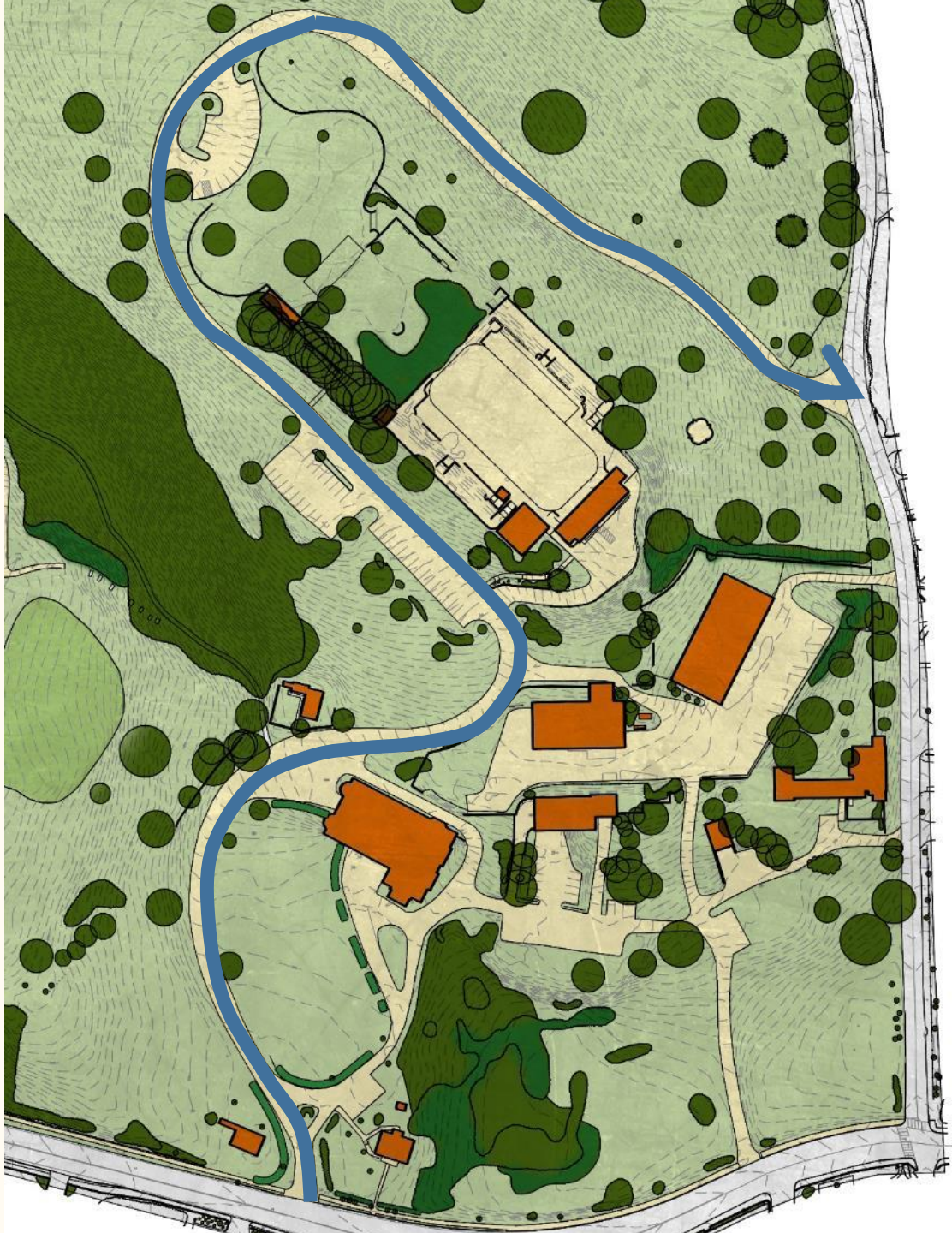
MASTER PLAN CIRCULATION + ACCESS IMPROVEMENTS (PRESENT)



- Drive Refurbishment
- Existing Parking Area
- Comfort Station Improvements
- Proposed Path Circuit
- Path Refurbishment
- Historic Bridge Repair
- Proposed Light Fixture
- Proposed Tree Planting
- Woodland Restoration
- Meadow Restoration

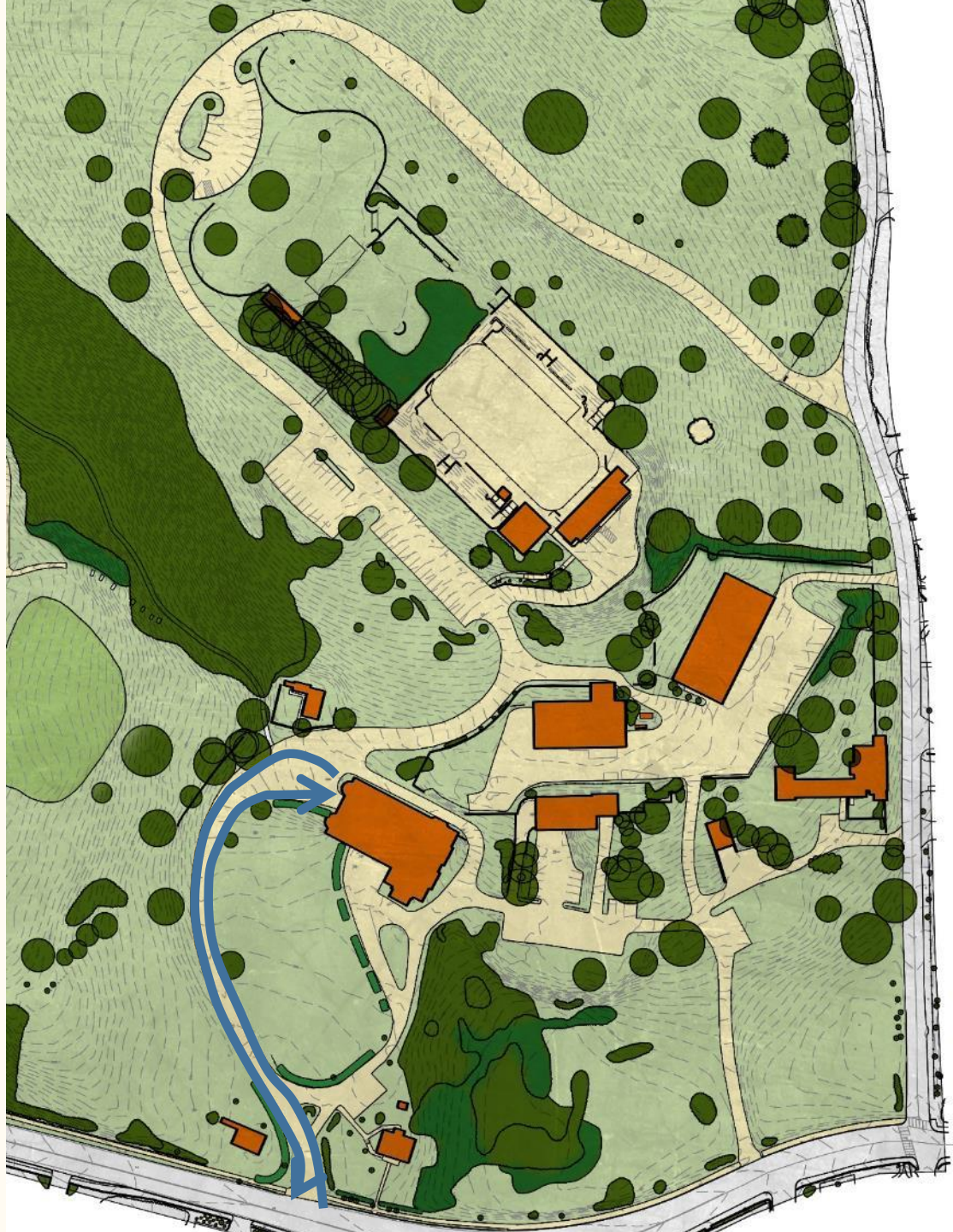


EXISTING CONDITIONS
18' – 24' wide road



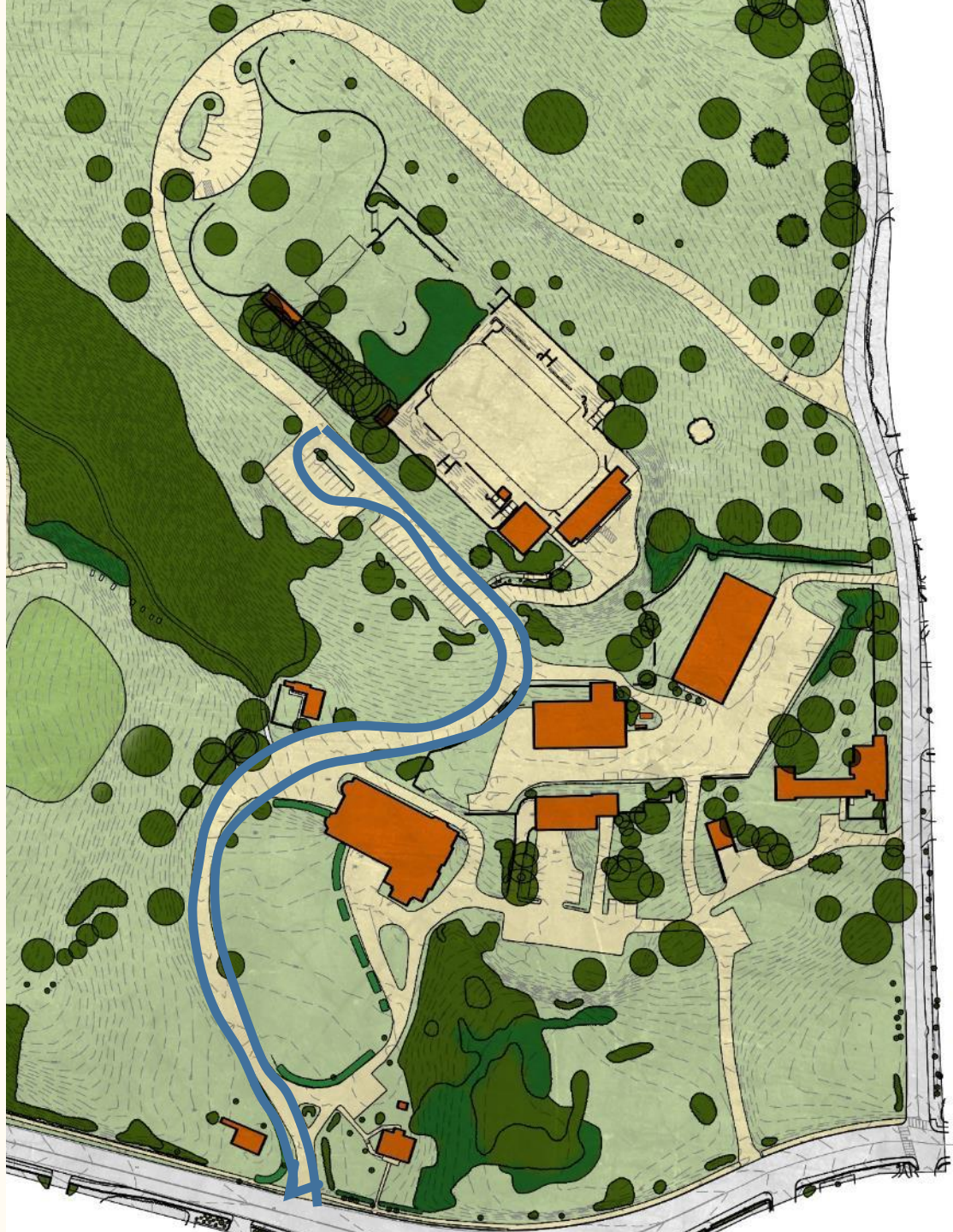
Verson Park

EXISTING CONDITIONS
vehicular circulation



Verson Park

EXISTING CONDITIONS
vehicular circulation



Verson Park

EXISTING CONDITIONS
vehicular circulation



Verson Park

EXISTING CONDITIONS
vehicular circulation



PROPOSED CONDITIONS

14' wide road w 2' shoulder

18' to Auto Museum

one-way



PROPOSED CONDITIONS

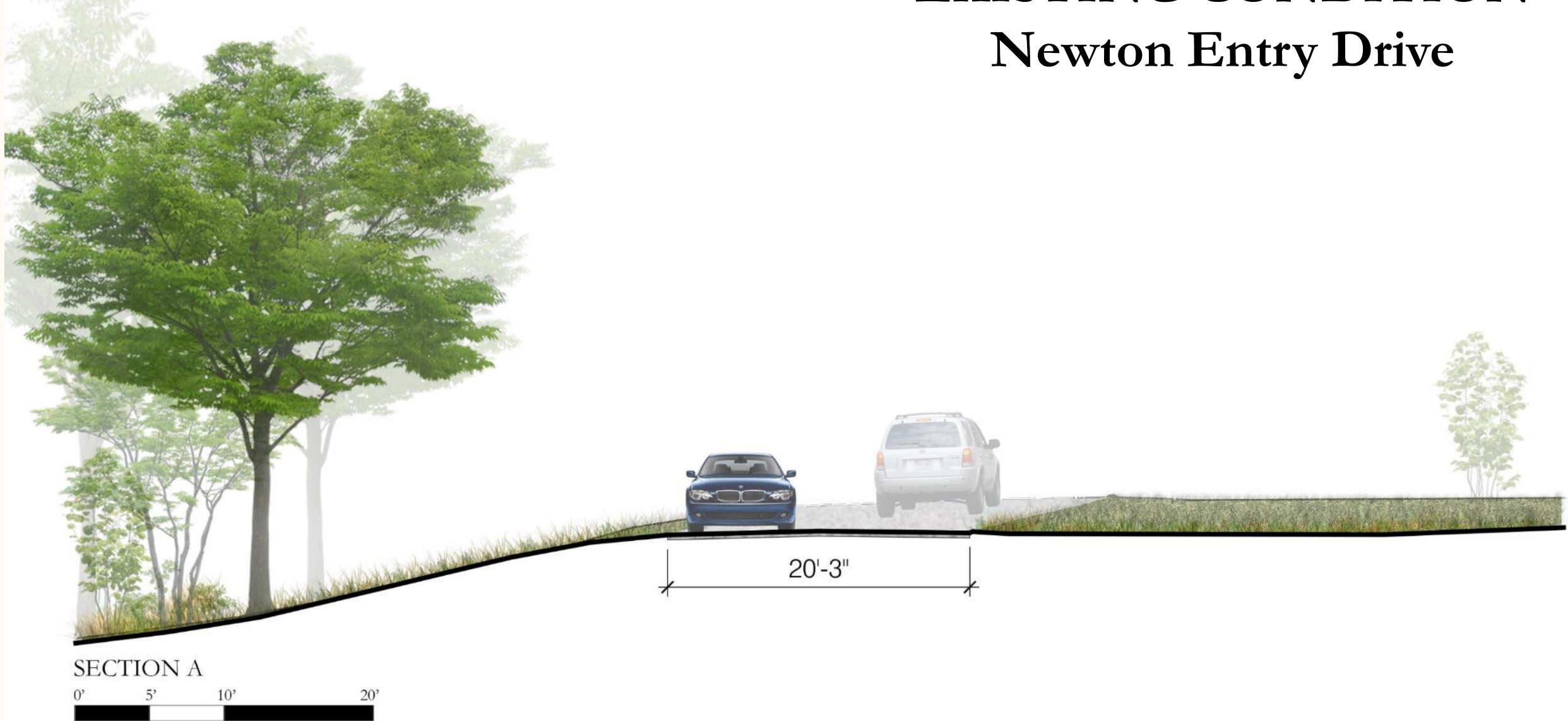
14' wide road w 2' shoulder

18' to Auto Museum

one-way

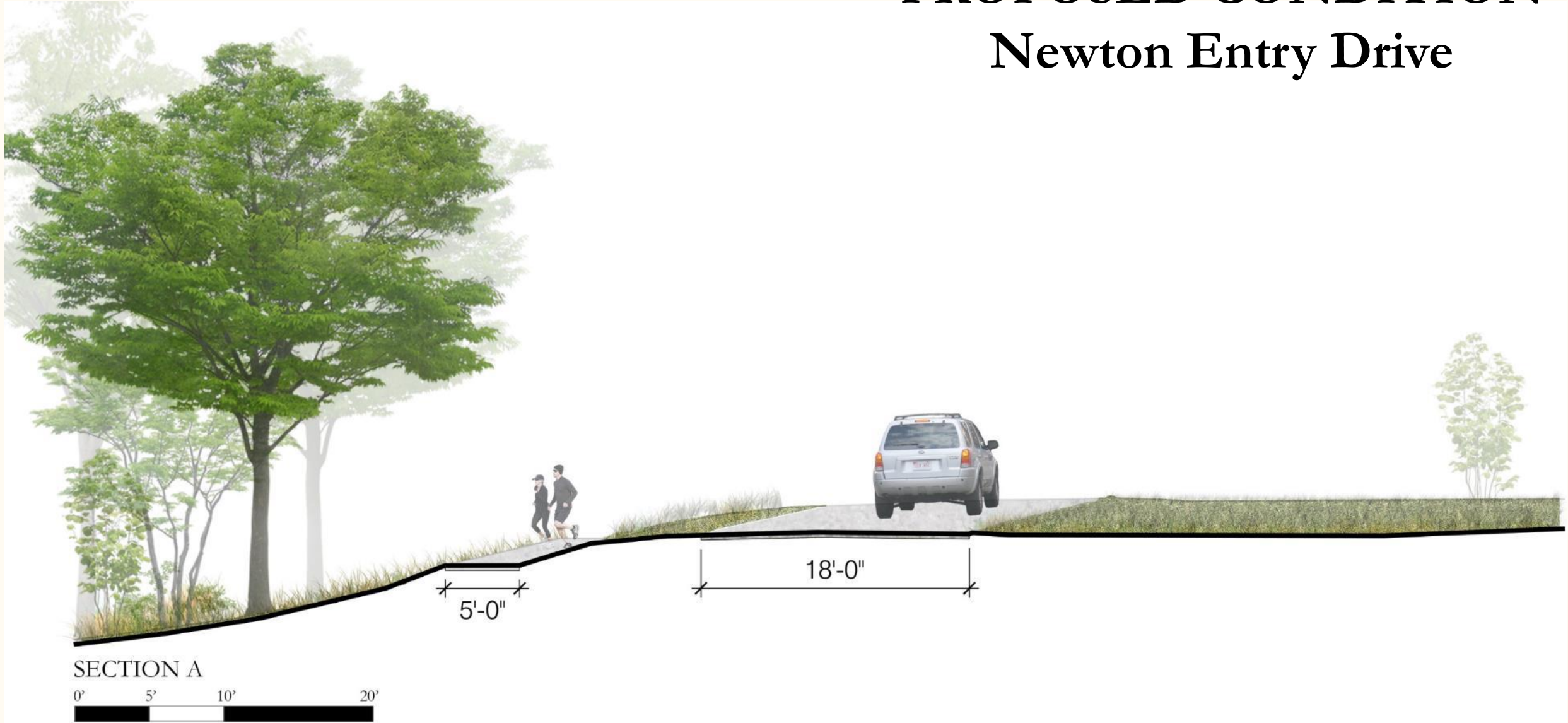
EXISTING CONDITION

Newton Entry Drive



PROPOSED CONDITION

Newton Entry Drive



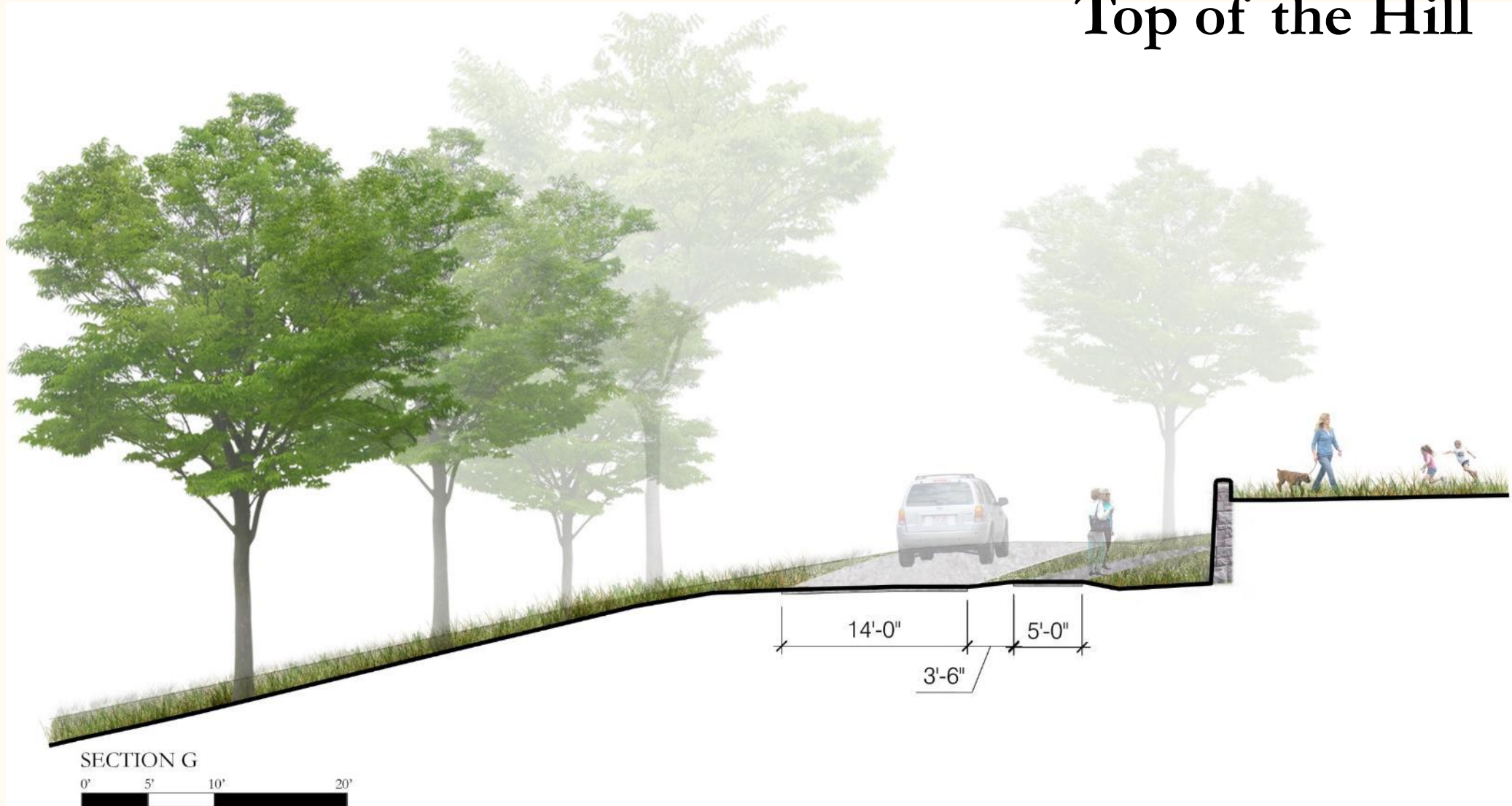
EXISTING CONDITION

Top of the Hill



PROPOSED CONDITION

Top of the Hill





AVON EXIT EXISTING



AVON EXIT PROPOSED



Arvon Park

EXISTING PATH path segments

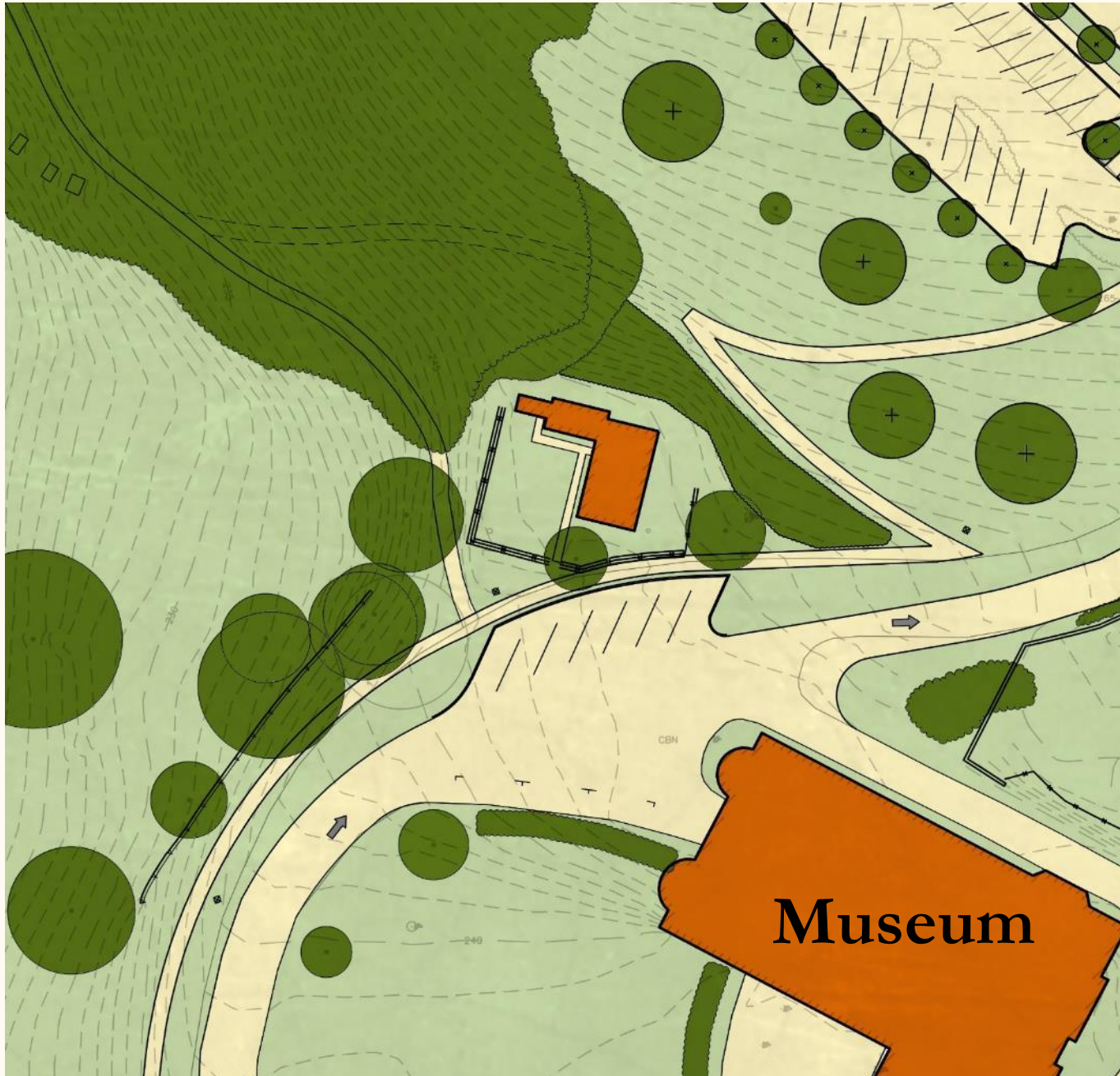


Arvon Park

PROPOSED PATH continuity & connection



OPTION 1: angled parking

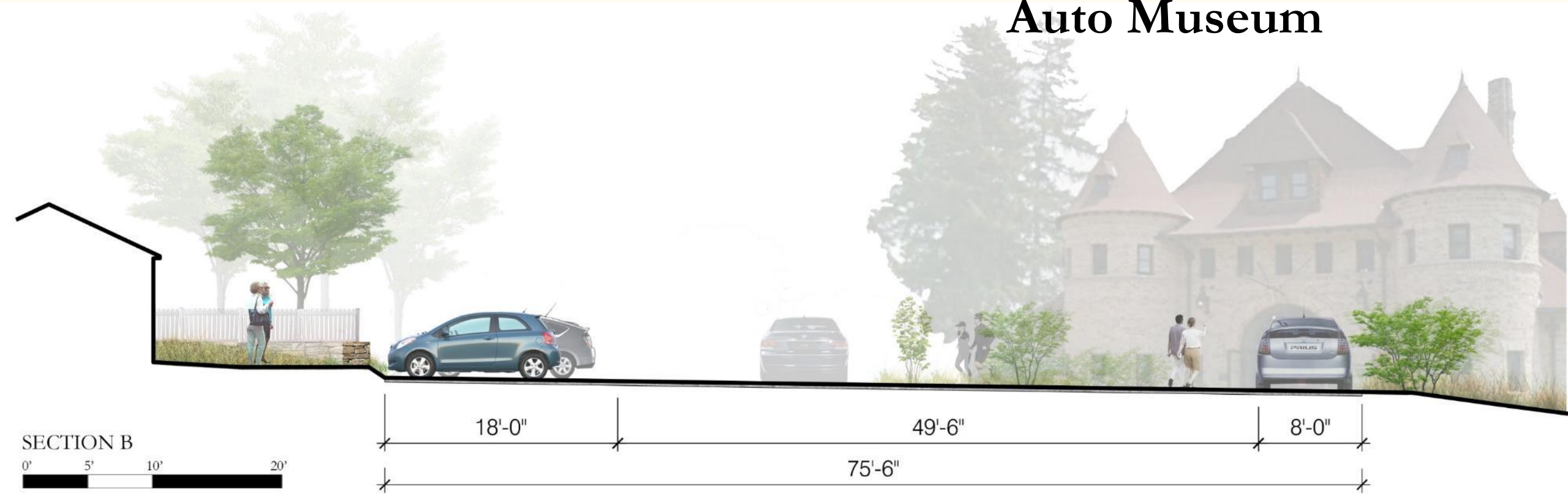


OPTION 1: angled parking

OPTION 1 - Angled Parking

EXISTING CONDITION

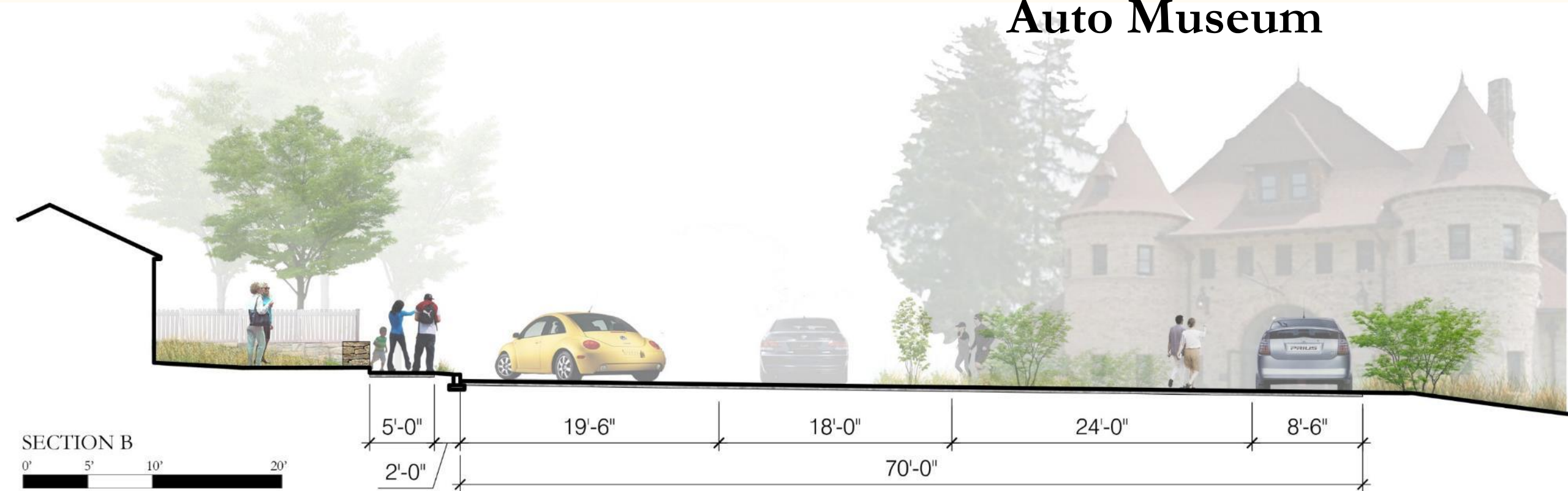
Auto Museum



OPTION 1 - Angled Parking

PROPOSED CONDITION

Auto Museum



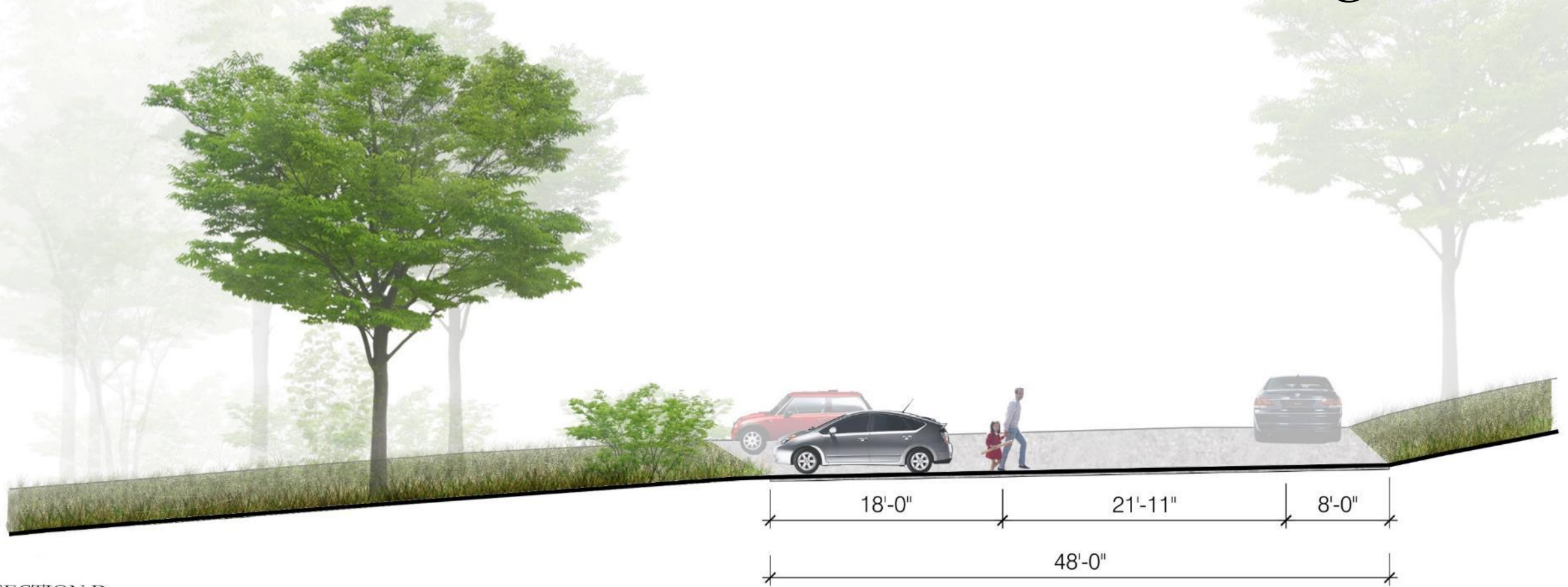


**OPTION 1: angled parking
with 10 parallel**

OPTION 1A - Angled Parking

EXISTING CONDITION

Rink Parking



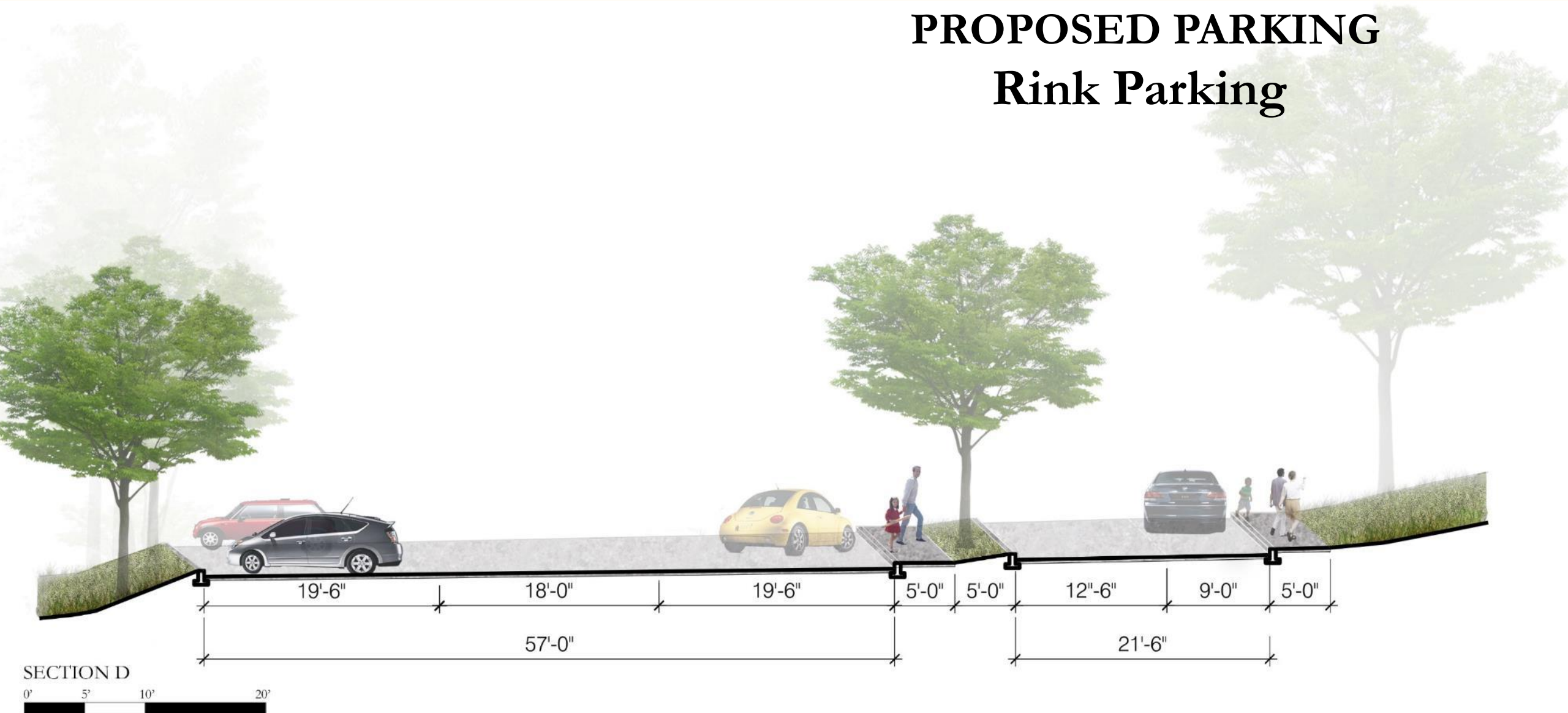
SECTION D



OPTION 1A - Angled Parking

PROPOSED PARKING

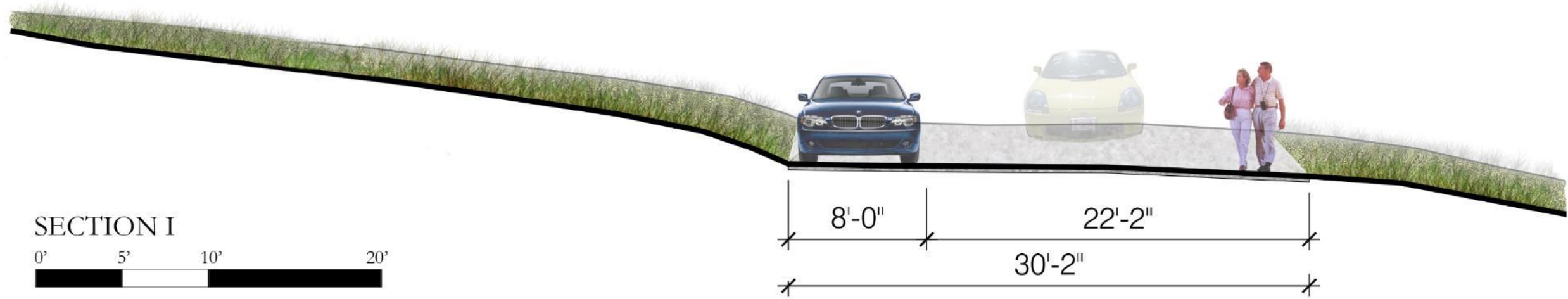
Rink Parking



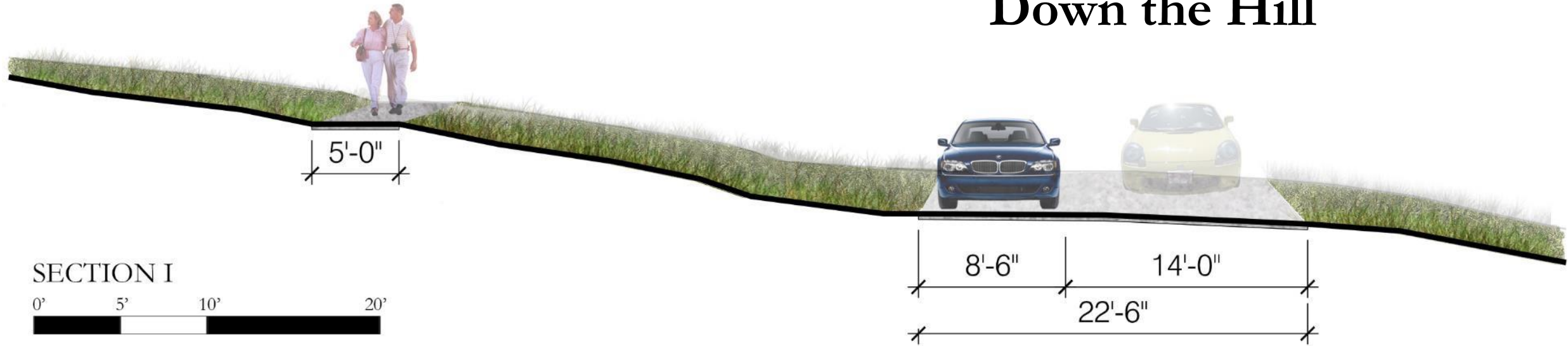


OPTION 1: parallel

OPTION 1 - Angled Parking EXISTING CONDITION Down the Hill



OPTION 1- Angled Parking PROPOSED PARKING Down the Hill



EXISTING PARKING COUNT

Existing = 90 spaces
in scope of work

90 spaces
in 4 locations (13, 47, 18, 12)





Opt 1: angled parking

existing= 90 spaces

103 spaces

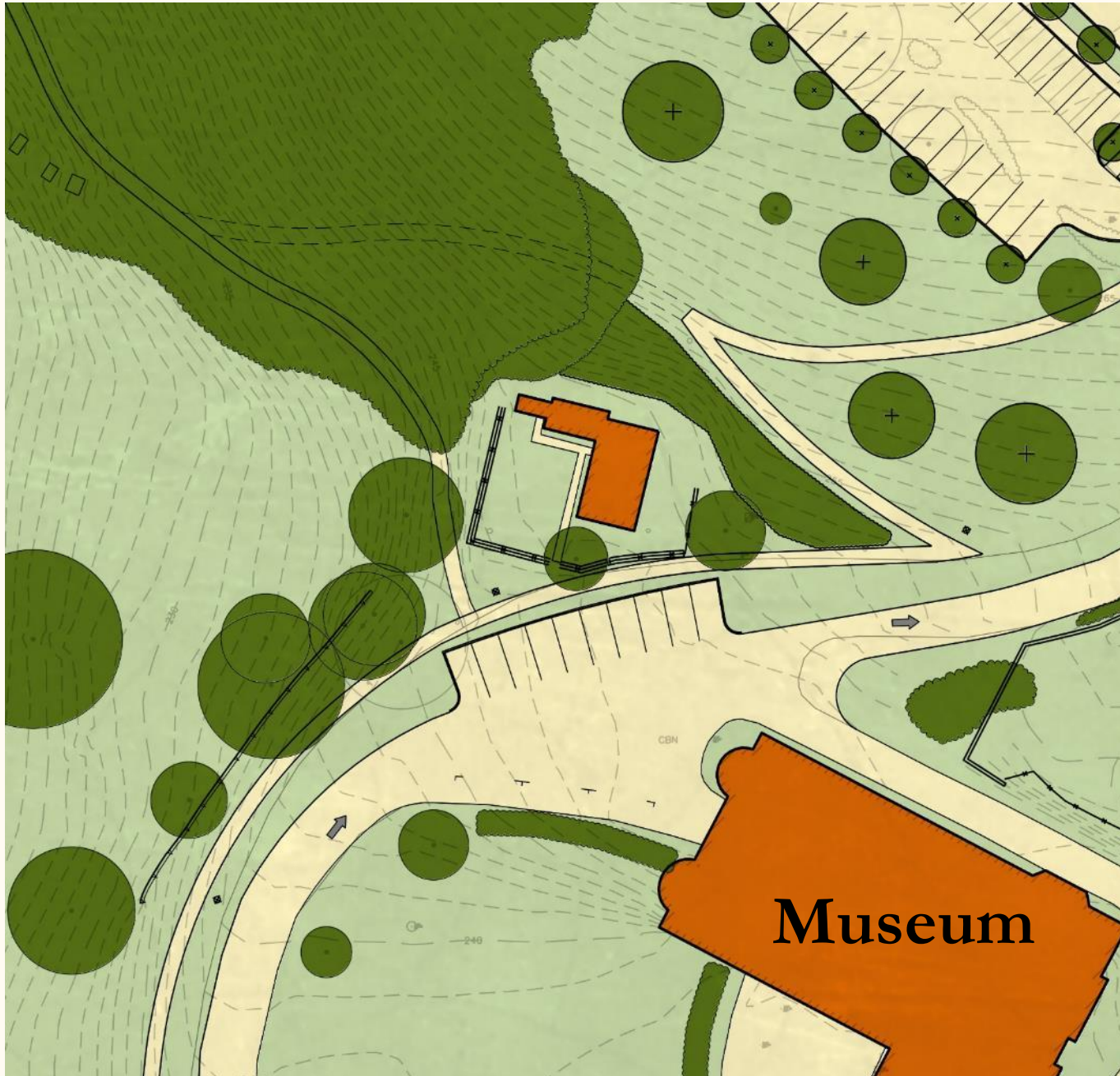
in 4 locations (10, 59, 18, 16)

Arson Park



Lynon Park

OPTION 2: perpendicular parking

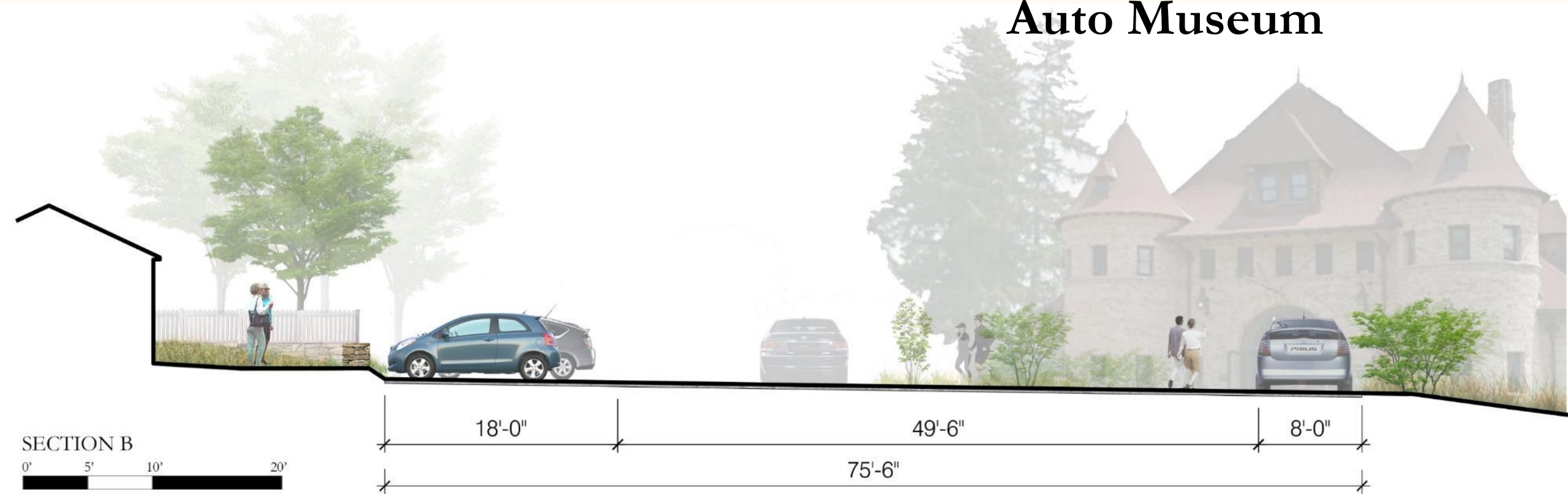


OPTION 2:
perpendicular parking

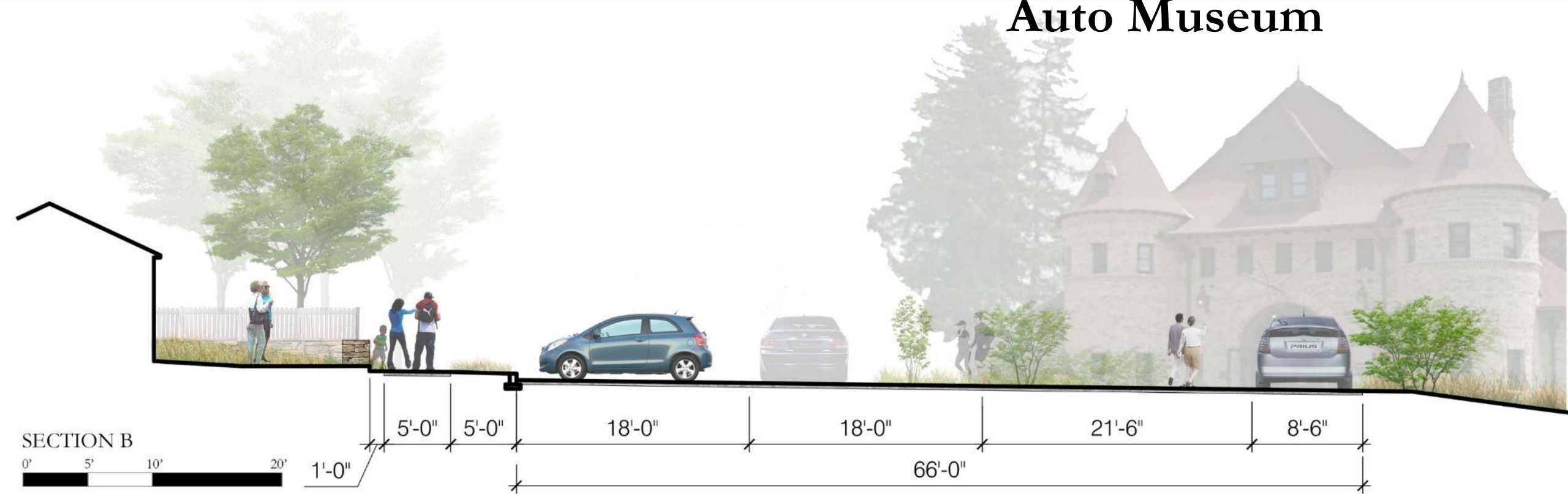
OPTION 2 - Perpendicular Parking

EXISTING CONDITION

Auto Museum



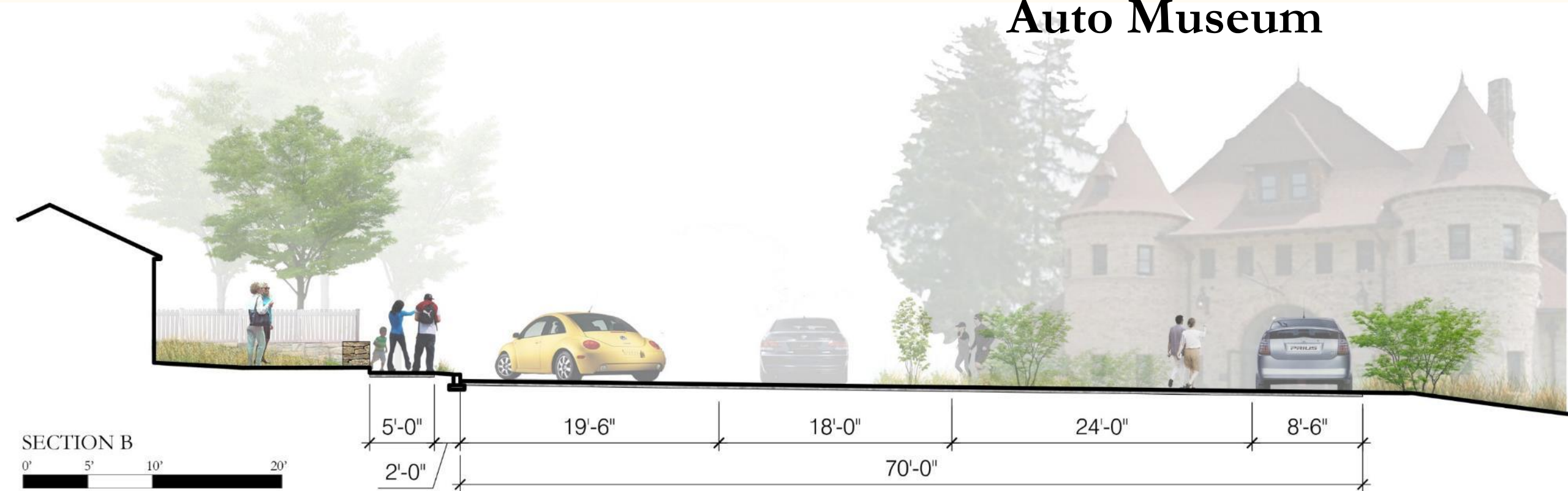
OPTION 2 - Perpendicular Parking PROPOSED CONDITION Auto Museum



OPTION 1 - Angled Parking

PROPOSED CONDITION

Auto Museum



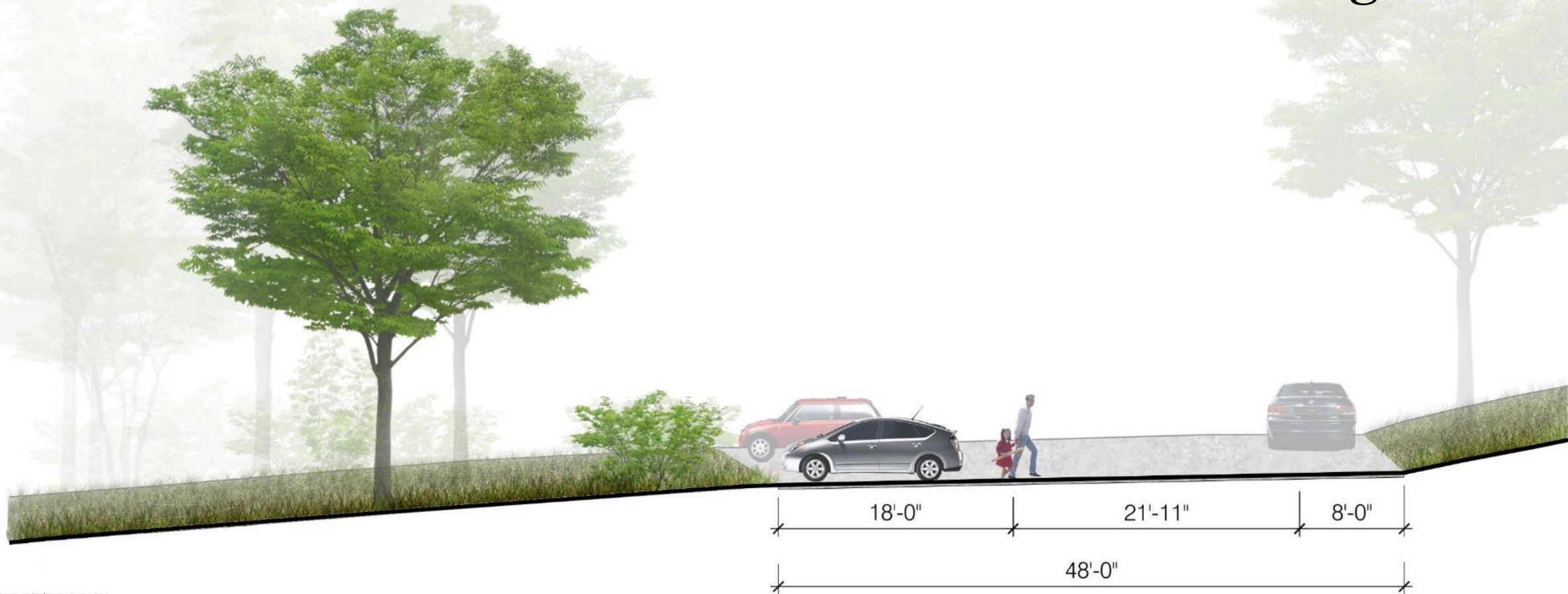


OPTION 2:
perpendicular parking
with 10 parallel

OPTION 2 - Perpendicular Parking

EXISTING CONDITION

Rink Parking



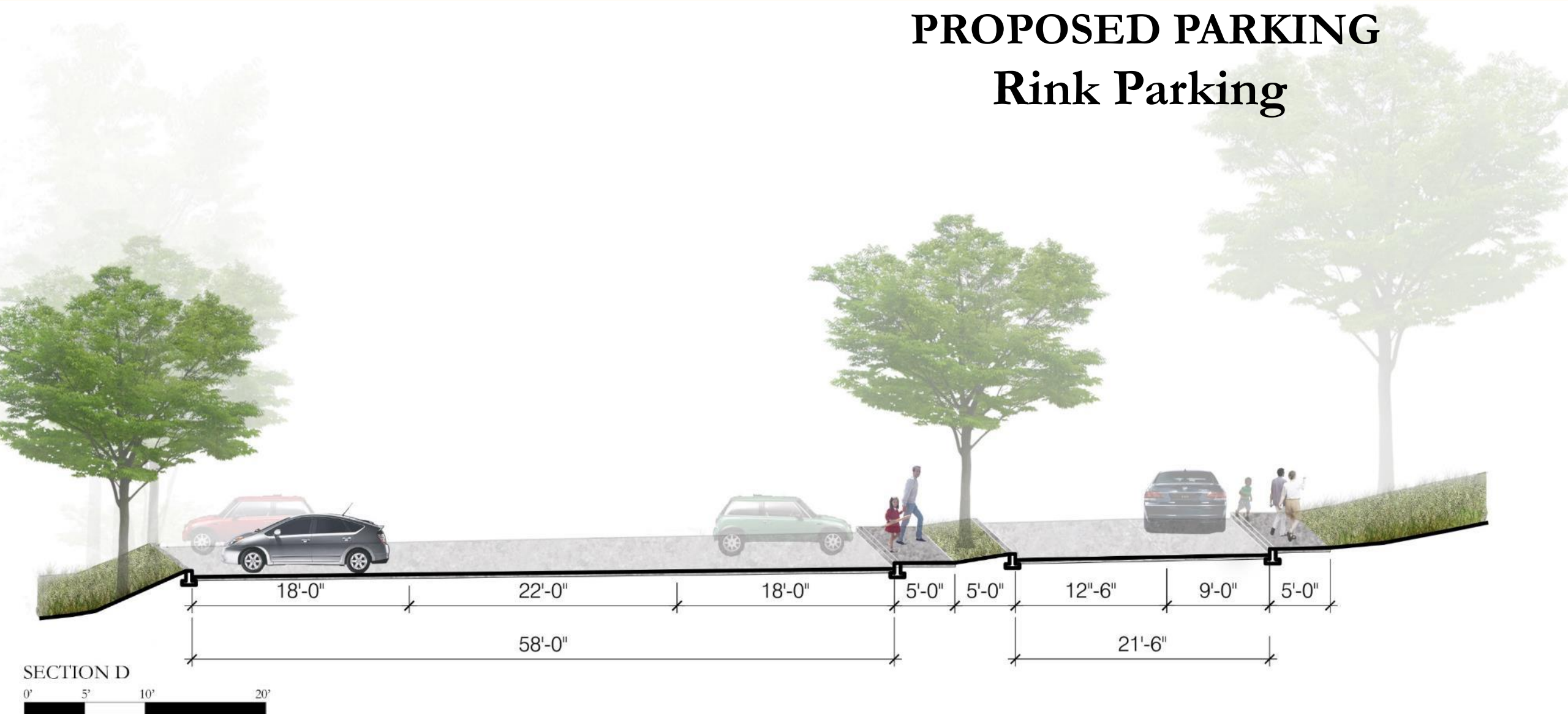
SECTION D



OPTION 2 - Perpendicular Parking

PROPOSED PARKING

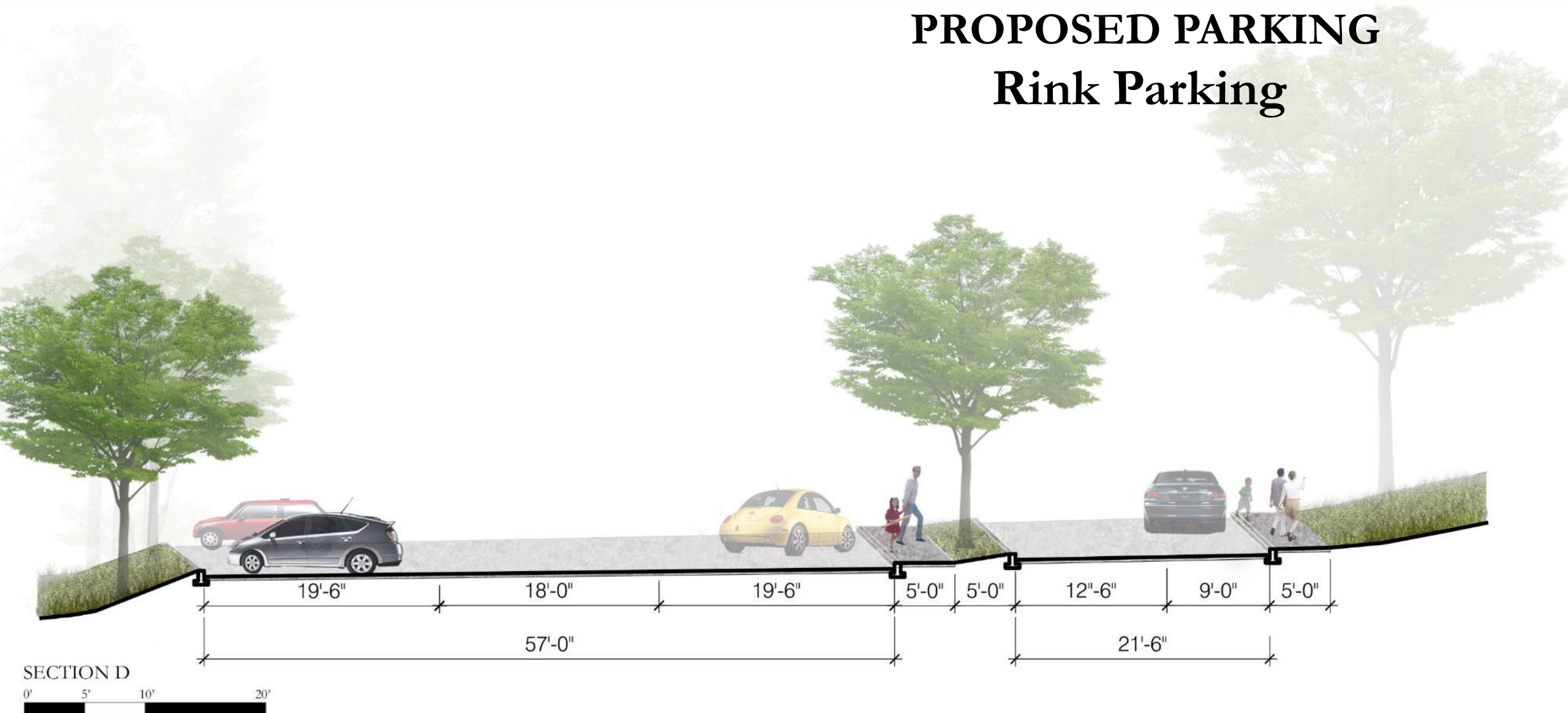
Rink Parking



OPTION 1 - Angled Parking

PROPOSED PARKING

Rink Parking



EXISTING PARKING COUNT

Existing = 90 spaces
in scope of work

90 spaces
in 4 locations (13, 47, 18, 12)





Opt 1: angled parking

Existing = 90 spaces

103 spaces

in 4 locations (10, 59, 18, 16)

Arson Park



Opt 2: perpendicular
parking

111 spaces

in 4 locations (13, 64, 18, 16)

CONCEPT ESTIMATED COSTS

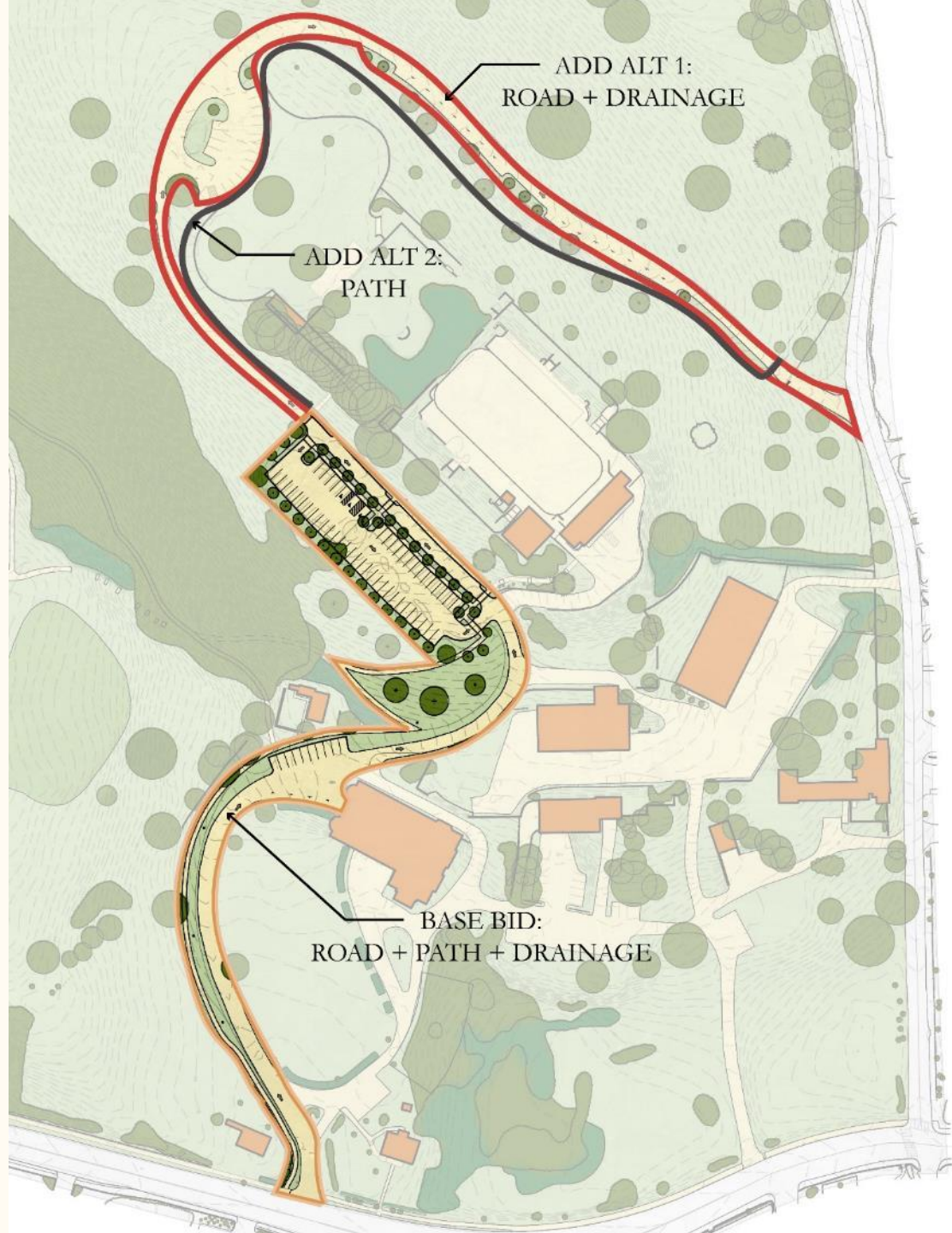
Mobilization	\$ 30,000
Roadway (includes Putterham and downhill parallel spaces)	\$490,000
Drainage (allowance)	\$ 50,000
TOTAL	\$550,000

Larg Anderson Park

Add Alts/Future Phases:

Pathway	\$ 55,000
Rink Parking Lot	\$270,000
Lighting	\$150,000
TOTAL	\$445,000

ALTERNATIVE PHASING



erson Park

ALTERNATE PHASING:

Mobilization	\$ 30,000
Up to Rink	\$480,000
Drainage (allowance)	\$ 25,000
<hr/>	
TOTAL	\$535,000

Larz Anderson Park

Add Alts/Future Phases:

Beyond Rink (downhill	\$285,000
Pedestrian Path (downhill side)	\$ 38,000
Lighting	\$150,000
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TOTAL	\$473,000



EXISTING CONDITIONS

Evergreen Hedge

Inkberry Holly - *Ilex glabra*



PROPOSED CONDITIONS

Larz Anderson Park

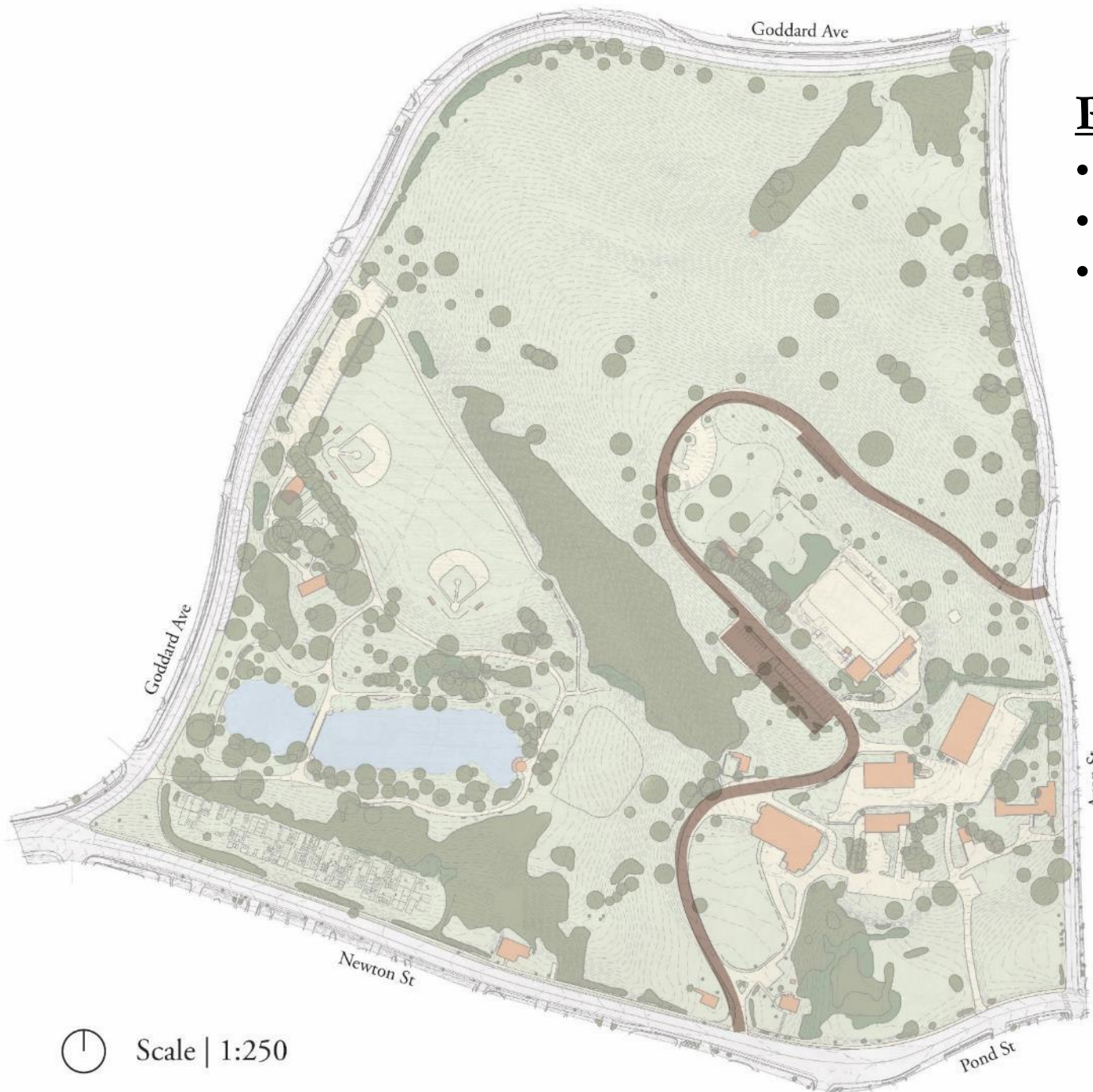
MASTER PLAN - CIRCULATION & ACCESS IMPROVEMENTS

MASTER PLANNING PRIORITIES

MASTER PLAN CIRCULATION + ACCESS IMPROVEMENTS (PRESENT)



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- Existing Parking Area
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- Proposed Path Circuit
- Path Refurbishment
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- Woodland Restoration
- Meadow Restoration



PHASE 1 SCOPE:

\$540,000

- Rehabilitate Roadway and Parking
- Improvements to Drainage
- Improvements to Pedestrian Circulation

LEGEND

 Phase I Current Project (\$540,000)



Scale | 1:250











PHASE 2 SCOPE:

\$2.7 M

- Rehabilitate Paths, Steps and Bridges
- Add Path from Entrance
- South Facing Hillside Treatment above playfields
- Refurbish/Restore Bridges and railings
- Restore Meadow & Implement Horticulture Master Plan
- Restore/Rehabilitate the Tempietto, Fountain, Terrace and Stairs
- Dredge and Rehabilitate the Pond
- Improvements to Comfort Station/Office (200K)

LEGEND

-  Phase I Current Project (\$540,000)
-  Phase II (\$2,700,000)



Scale | 1:250



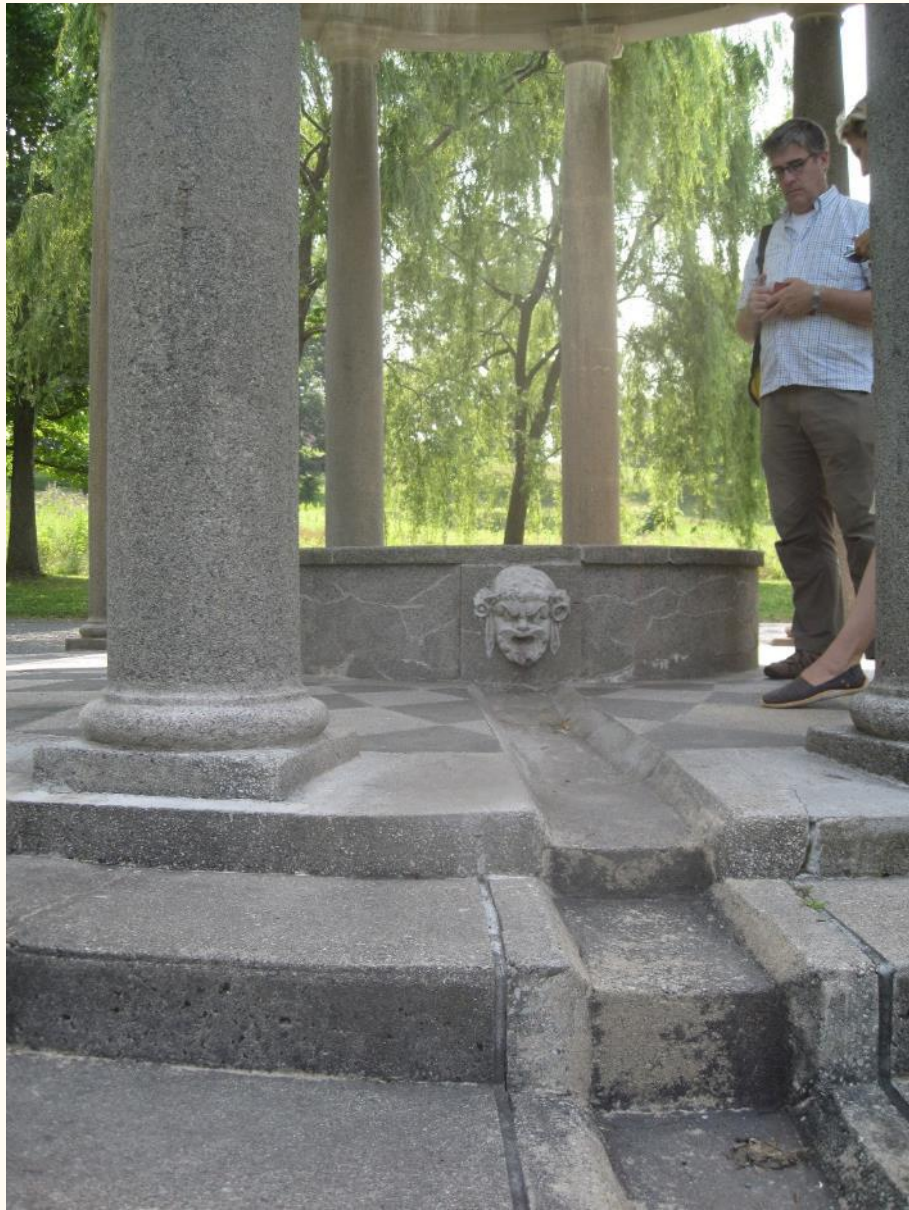
Anders





Park





Larz Anderson Park





Larz Anderson Park





Luz








PHASE 3 SCOPE:

\$2.2 M

- Restore Italianate Garden Walk/Stairs/Walls
- Restore Gazebo, East Side
- Rehabilitate Perimeter Wall and Gate within Park and along Avon Street
- Implement Horticulture Master Plan
- Improve Paths and Circulation

LEGEND

-  Phase I Current Project (\$540,000)
-  Phase II (\$2,700,000)
-  Phase III (\$2,200,000)



Scale | 1:250





FUTURE GRANT/FUTURE PHASE

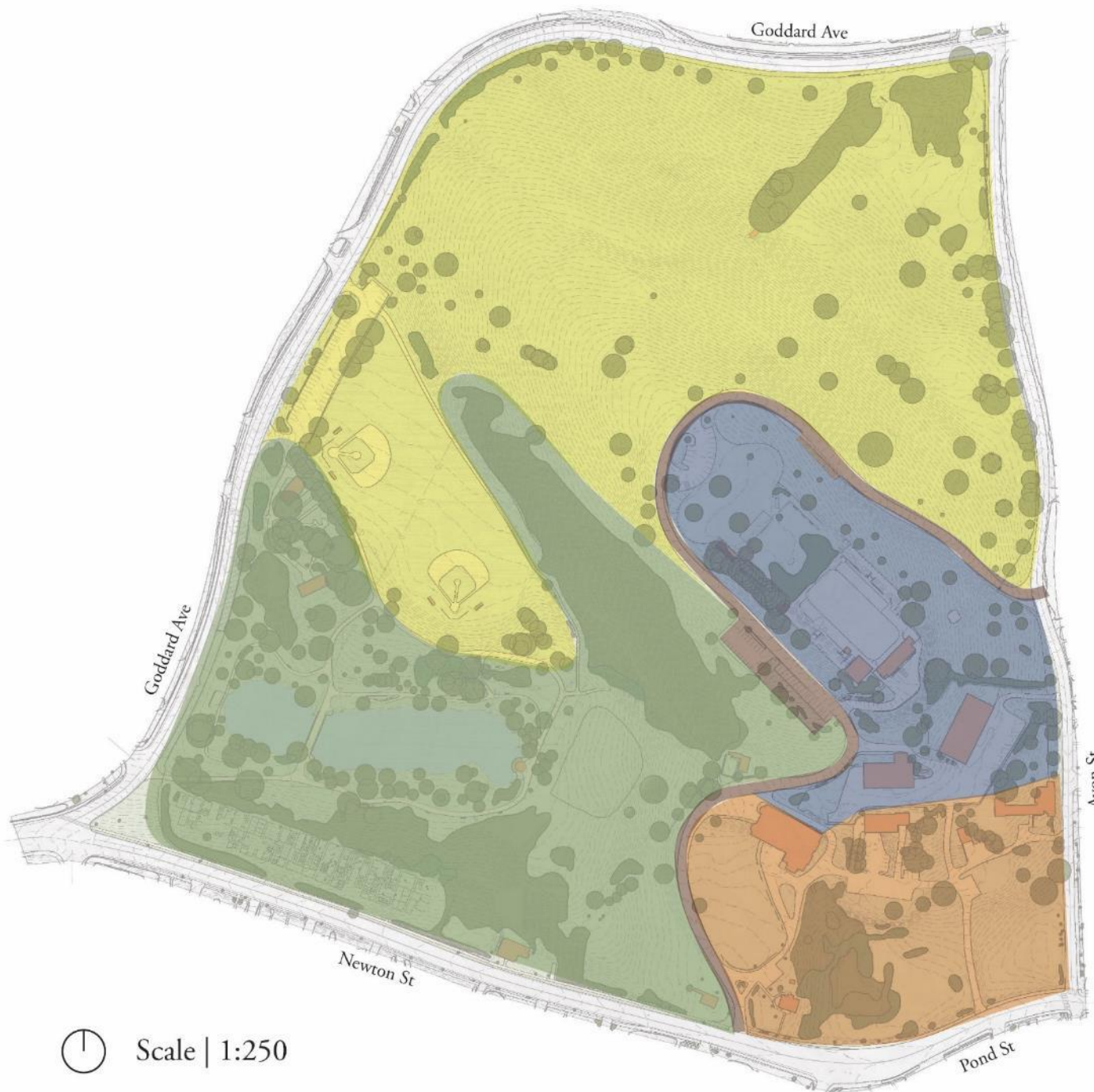
\$3.5M over 2 phases

- Add Perimeter Path
- Improve Parking along Goddard Ave
- Implement Horticulture Master Plan
- Rehabilitate Paths and Steps
- Replace/Refurbish play equipment/picnic areas

LEGEND

- Phase I Current Project (\$540,000)
- Phase II (\$2,700,000)
- Phase III (\$2,200,000)
- Grant/Future Phase





FUTURE GRANT/FUTURE PHASE

- Add Interpretive Signage
- Improve Site Furnishings
- Implement Horticulture Master Plan at Park Edge
- Renovate Pond Street/Avon Street Open Space


LEGEND

- Phase I Current Project (\$540,000)
- Phase II (\$2,700,000)
- Phase III (\$2,200,000)
- Grant/Future Phase
- Grant/Future Phase



Scale | 1:250



An aerial photograph of a golf course, showing a clubhouse, several ponds, and a road. The image is in grayscale and serves as a background for the text.

COMMENTS + QUESTIONS?

THANK YOU AND GOOD NIGHT!